

Frequently Asked Questions Amendment 119

1. *What is actually changing?*

- Amendment 119 proposes to change the scheme maps and add two new Scheme provisions to District Planning Scheme No. 2.
- The Scheme maps show the change in R Code of each lot. Some lots are proposed to change from their current code of R20 to a split density code of R20/R40. Other lots are proposed to change from their current code of R20 to a split density code of R20/R60.
- A copy of the Amendment document that details and explains the proposed changes is available by viewing the Amendment 119 Scheme Report.

2. *What do the proposed provisions mean?*

- The Amendment proposes a split density code. Under the split code the higher R Code (either R40 or R60) will only apply where certain requirements are met, otherwise the base code of R20 remains.
- Development and subdivision can only be approved at the higher R Code where:
 - Land owners can demonstrate that the proposed development can be serviced by utilities (such as water and sewer). When the Wanneroo and Girrawheen-Koondoola areas were originally developed, it was not envisaged that they would one day be redeveloped for higher residential densities. Although it may be possible to service new houses with the existing utility systems, some areas may require upgrades. To meet this requirement it is intended that developers would provide letters from relevant utility agencies showing that the proposed development can be serviced. If the proposed development cannot be serviced landowners can then liaise with the City and relevant servicing agency to find out what needs to happen to address this.
 - The proposed development has only one shared vehicle access point. When areas get redeveloped at a higher density there is potential for the development to create poor quality streets with additional driveways and vehicle access points. Lots of driveways and vehicle access points can result in reduced pedestrian and cyclist safety, reduced amount of land for verge landscaping and street trees, and an increase dominance of blank garages on the street. To meet this requirement, developers need to ensure that subdivision, development and building applications only propose one shared vehicle access point.
 - The proposed development provides surveillance of the street and public spaces. When areas get redeveloped for higher density development it is important to ensure that the street and public spaces remain safe. This can be achieved by having buildings that provide a view of the street and public spaces (for example through windows at the front of the house). To meet this requirement, developers need to ensure that subdivision, development and building applications propose a lot layout or buildings that will provide a view of the street and public spaces.
- Please note that these requirements may change as a result of public comments and still require the approval of the WAPC and Minister for Planning.

3. How long will this take?

- From start to finish the whole scheme amendment process can take around 2 years to complete (it can be more or it can be less). This two year timeframe started from when Council adopted the draft scheme amendment on 3 February 2015. We are hopeful to complete the amendment in less than two years.

4 What is my Subdivision potential?

- Please note that these requirements may change as a result of public comments and still require the approval of the WAPC and Minister for Planning.

The Potential for subdivision is generally based on two things:

- The residential density associated with the land;
- The physical lot area associated with land

The following table demonstrate the different R-Coding and the minimum & average site area required under these Codes.

R-Code	Minimum Lot size	Average Lot size	Minimum lot size required to be able to subdivide
R20	350m ²	450m ²	900m ²
R25	300m ²	350m ²	700m ²
R30	260m ²	300m ²	600m ²
R40	180m ²	220m ²	440m ²
R50	160m ²	180m ²	300m ²
R60	120m ²	150m ²	300m ²